

Article **10-2C** — RD-R (Mixed Residential) District

Sections:

10-2C-1	Purpose
10-2C-2	Permitted Uses (P)
10-2C-3	Limited Uses (L)
10-2C-4	Conditional Uses (CU)
10-2C-5	Accessory Structures
10-2C-6	Development Setbacks
10-2C-7	Lot Area, Dimensions, Coverage, & Residential Density
10-2C-8	Building Height
10-2C-9	Building Orientation
10-2C-10	Architectural Guidelines and Special Standards
10-2C-11	Design Standards

10-2C-1 Purpose

The RD-R (Mixed Residential) District is intended to promote the livability, stability, and improvement of the City's mixed residential neighborhoods. This article provides standards for the orderly expansion and improvement of neighborhoods based on the following principles:

- A. Make efficient use of land and public services, and implement the Comprehensive Plan, by providing minimum and maximum density standards for housing.
- B. Accommodate a range of housing needs, including owner-occupied and non owner- occupied housing.
- C. Provide for compatible building and site design at an appropriate neighborhood scale.
- D. Reduce reliance on the automobile for neighborhood travel and provide a variety of options for alternative transportation.
- E. Provide direct and convenient access to schools, parks, and neighborhood services.

10-2C-2 Permitted Uses (P)

- A. Permitted Uses. The land uses listed in the River District Zoning Matrix under the RD-R (Mixed Residential) District with the letter "P" are permitted in the RD-R zone, without special action by the Hearing Body, subject to development standards of the RD-R (Mixed Residential) District, and other applicable portions of this Code. Only land uses which are specifically listed in the River District Zoning Matrix and land uses which are approved as "similar" to those in the River District Zoning Matrix may be permitted.
- B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

10-2C-3 Limited Uses (L)

- A. Limited Uses. The land uses listed in the River District Zoning Matrix under the RD-R (Mixed Residential) District with the letter “L” are allowed in the RD-R zone if they comply with the development standards of the RD-R (Mixed Residential) District, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc. Only land uses which are specifically listed in the River District Zoning Matrix and land uses which are approved as “similar” to those in the River District Zoning Matrix may be permitted as Limited Uses. The following standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas, as applicable.
- B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.
- C. Requirements for Specific RD-R Limited Uses.
- 1. Agriculture (actively farmed)**
 - a. Existing uses only, new agriculture (actively farmed) uses not permitted.
 - b. Small scale orchards, vineyards and community gardens are permitted.
 - 2. Home Occupation**
 - a. Requires application for and approval of a home occupation permit as outlined in Section 10-4I-2.
 - 3. Mobile sales / concessions**
 - a. Requires application for and approval of a Temporary Use Permit as outlined in Section 10-4I-1.
 - b. Only permitted during special community events such as Liberty Lake Yard Sale Weekend.
 - 4. Public assembly**
 - a. Requires application for and approval of a Public Assembly Permit from the Building Official.
 - 5. Seasonal and special events**
 - a. Requires application for and approval of a Temporary Use Permit as outlined in Section 10-4I-1.
 - 6. Temporary construction / sales office**
 - a. Requires application for and approval of a Temporary Use Permit as outlined in Section 10-4I-1.
 - 7. Child day-care center**
 - a. Only permitted on sites specifically designed to meet the traffic and parking needs of this type of use.
 - 8. Athletic club/exercise facility/gym**
 - a. Permitted within Neighborhood Retail Cluster
 - 9. Neighborhood Retail Cluster**

- a. Uses permitted in the “Neighborhood Retail Cluster” shall be limited to the following facilities and uses as defined in the code: Agricultural product/craft sales stand/Farmers Market; Animal health services/veterinarian/domestic animals; Banks/financial institution (non-drive thru); General retail; Grocery store; Restaurant, café, deli, or ice cream parlor (non-drive thru); winery/microbrew; Post office; Office and residential uses in a mixed use building.
- b. The size of the Neighborhood retail Cluster shall not exceed 25,000 square feet in land area nor more than 5,000 square feet on the first story and 7,500 square feet in total commercial building area (excludes residential uses in mixed use buildings).
- c. The buildings in the Neighborhood Retail Cluster shall be street facing, on a corner and may include street side seating and plaza areas.
- d. Parking shall be provided from the rear of the building from an alley. Parking shall not be less than 2.0 nor more than 3.5 spaces per 1500 square feet of building area.
- e. Neighborhood Retail Clusters must be located more than 1000 feet from other such Neighborhood Retail Clusters.

10. General Retail

- a. Permitted within Neighborhood Retail Cluster

11. Grocery store

- a. Permitted within Neighborhood Retail Cluster

12. Pharmacy (without drive-thru)

- a. Permitted within Neighborhood Retail Cluster

13. Restaurant café, deli, or ice cream parlor (without drive-thru)

- a. Permitted within Neighborhood Retail Cluster

14. Winery/Microbrew

- a. Permitted within Neighborhood Retail Cluster

15. Accessory dwelling unit, attached

- a. No off-street parking space shall be required for the ADU, in addition to the off-street parking required for the principal unit or mixed use building.
- b. The ADU shall be a complete, separate housekeeping unit that is within or attached to the principal unit with a common wall(s) and that meets the building code requirements for floor area and room sizes.
- c. The ADU shall be clearly a subordinate part of the principal unit. In no case shall it be more than 50% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less.
- d. The ADU shall not have more than 2 bedrooms.
- e. A maximum of one ADU is allowed per lot. An attached ADU shall not be allowed on lots containing a detached ADU, duplex, or multi-family dwelling. Within non-residential buildings one ADU dwelling unit shall be allowed. This is not intended to limit the number of residential units in a mixed use building.
- f. An ADU shall not be permitted if the principal unit is less than 1,200 square feet.

- g. The ADU shall be designed in a manner so that the appearance of the principal unit remains that of a single-family residence. The ADU and its entrance shall be located in such a manner as to be unobtrusive in appearance when viewed from the front of the lot.
- h. The principal unit or ADU shall be owner-occupied. Home occupations shall be allowed within the ADU.

16. Accessory dwelling unit, detached

- a. No off-street parking space shall be required for the ADU, in addition to the off-street parking required for the principal unit.
- b. The ADU shall be a complete, separate housekeeping unit, that meets the building code requirements for floor area and room sizes.
- c. The ADU shall not be more than 50% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less.
- d. The ADU shall not have more than 2 bedrooms.
- e. A maximum of one ADU is allowed per lot. A detached ADU shall not be allowed on lots containing an attached ADU, duplex, or multi-family dwelling unit.
- f. The ADU shall have a pitched roof with a minimum slope of 4 and 12.
- g. When measured from ground level, the ridge of the ADU's pitched roof shall not exceed 32 feet or the height of the principal unit, whichever is less.
- h. Detached ADU's shall not be allowed on lots that are less than 5,000 square feet in size.
- i. The ADU shall be designed in a manner so that the appearance of the lot remains that of a single-family residential lot. The detached ADU shall be unobtrusive in appearance when viewed from the front of the lot. A minimum 6 foot sight-obscuring fence shall be required to buffer a detached ADU from adjacent lots, unless waived in acknowledged writing by abutting property owners.
- j. The principal unit or ADU shall be owner-occupied.
- k. Home occupations will be allowed within the detached accessory dwelling unit.

17. Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities)

- a. All specialty housing shall be duly licensed by the State of Washington, if required by the State.
- b. A minimum of one parking space shall be provided for each employee and typical number of visitors, in accordance with Article 10-3D-3 - Parking requirements.

18. Artisan/Craftsman Live Work

- a. Permitted within Neighborhood Retail Cluster or under the requirements of home occupation.

19. Office

- a. Permitted within Neighborhood Retail Cluster.

20. Small Wireless Facility

- a. Siting Hierarchy.
 - i. Collocation on existing or replacement non-wooden light poles, buildings or structures adjacent to the zoning district boundary is the preferred

siting location.

- ii. If collocation as described in the subparagraph above is demonstrated to be technically infeasible or inadequate for network objectives, collocation on existing or replacement utility poles, buildings or other structures within a neighborhood park, or other existing light poles, or buildings within the zoning district shall be allowed.
- iii. If collocation as described in the subparagraph above is demonstrated to be technically infeasible or inadequate for network objectives, a wireless only pole shall be permitted.
- b. Shall only be permitted on public property or in public right-of-way with a valid Franchise Agreement in place, as required in Liberty Lake Municipal Code §8-8, which expressly addresses small cell wireless facilities.
- c. Must meet design standards as detailed in City Development Code §10-3F-4.
- d. A Small Wireless Facility Permit is required, as detailed in City Development Code §10-4I-4.

10-2C-4 Conditional Uses (CU)

- A. Conditional Uses. The land uses listed in the River District Zoning Matrix under the RD-R (Mixed Residential) District with the letters “CU” are permitted to locate in the RD-R zone only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner. Only land uses which are specifically listed in the River District Zoning Matrix and land uses which are approved as “similar” to those in the River District Zoning Matrix may be permitted as conditional uses.
- B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.
- C. Requirements for Specific RD-R Conditional Uses.

1. Bed and breakfast inn

- a. The facility must maintain the outward appearance of a residence and conform to the residential character of the area.
- b. Parking shall be located as to not detract from the aesthetics of the residence, street, or neighborhood.
- c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.
- d. Bed and breakfast operations shall be limited to two (2) bedroom units within any individual residential dwelling and total occupancy by transient persons shall be limited to four (4) per dwelling.

2. Public or Private utility local distribution facility

- a. The utility company shall secure the necessary property or right of way to assure for the proper construction, maintenance, and general safety of properties abutting the public utility local distribution facility.

- b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

10-2C-5 Accessory Structures

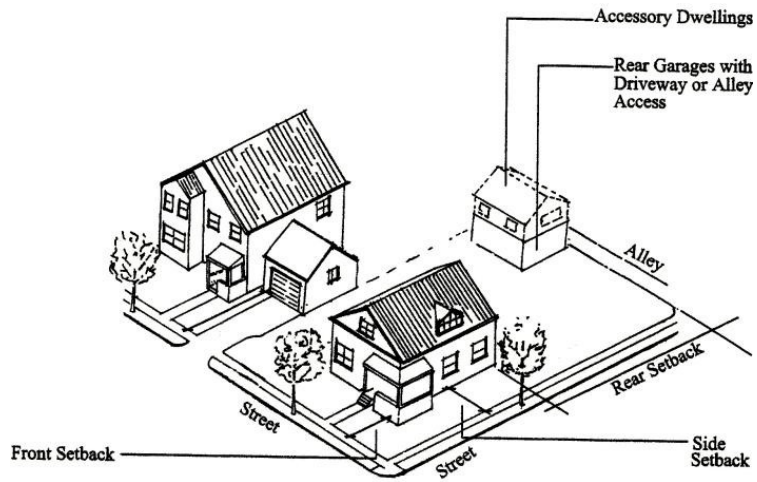
Accessory structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot. Typical accessory structures in residential zones include detached garages, carports, sheds, workshops, green houses, and similar structures, but do not include cargo containers, which are not permitted. (For standards applicable to Accessory Dwellings, please refer to Section 10-2C-3). Accessory structures shall comply with all of the following standards and Sections 10-2C-6 for setbacks and 10-2C-7 for maximum lot coverage:

- A. Primary use required. An accessory structure shall only be allowed on lots with another permitted, limited, or conditional use as defined above, on the same lot.
- B. Compliance with land division standards. The owner may be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.
- C. Building Height. The height of a detached accessory structure shall not exceed the height of the primary structure or twenty-five (25) feet, whichever is greater.
- D. Development Standards, Architectural Guidelines, and Design Standards. Accessory structures must comply with all applicable standards and guidelines for this zone (10-2C-6, 10-2C-7, 10-2C-8, 10-2C-9, 10-2C-10, and 10-2C-11), unless specifically exempted, or alternative methods are authorized, or a variance is approved by the City.

10-2C-6 Development Setbacks

Building setbacks provide space for private yards, and building separation for fire protection/security, building maintenance, sunlight, and air circulation. This section is also intended to promote human-scale design and traffic calming by downplaying the visual presence of garages along the street and encouraging the use of extra-wide sidewalks and pocket parks in front of markets and other non-residential uses. The standards encourage placement of residences close to the street for public safety and neighborhood security.

Building setbacks are the distance between a building (or other feature of development) and a property line, right-of-way, auto-court lane, or street, as applicable; however no structures shall be located within easements. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed and illustrated below, apply to primary structures as well as accessory structures, unless otherwise specified above for Limited or Conditional Uses. A Variance is required in accordance with Article 10-5B to modify any setback standard. If an existing border easement is in place, the setback is measured from the back of the border easement, as applicable.

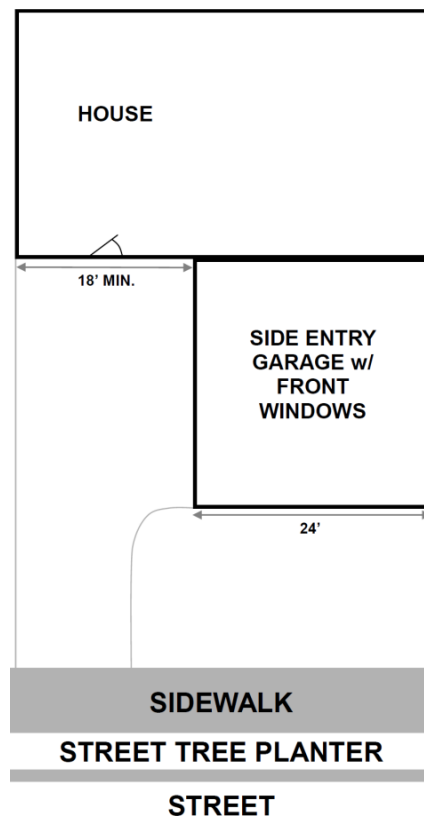


Liberty Lake Examples



A. Front Yard Setbacks

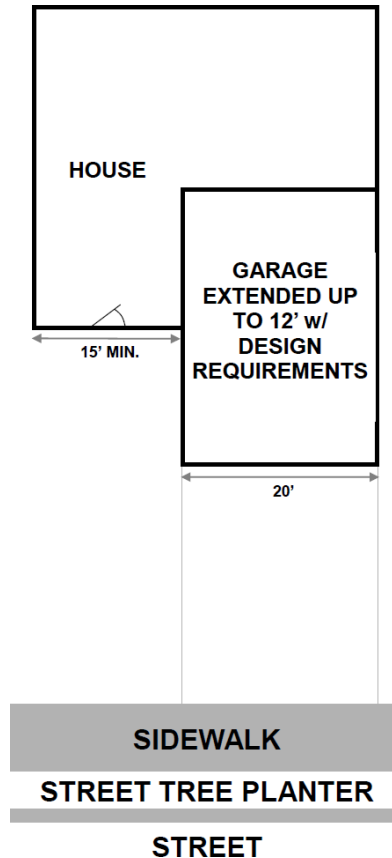
1. A minimum setback of 5 feet is required from the back of sidewalk on rear loaded lots.
2. Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street- facing elevation, if six (6) of the residential design elements outlined in subsection (3)(a -l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least 18' for a total structure width of 42' minimum). See example below.



Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 18 feet from the back of sidewalk.

3. Design Requirements for Garages Extending Past the Front Elevation of Houses:

A front loaded garage may extend up to twelve (12) feet in front of the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential design elements outlined below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the width of the garage is 20', then the width of the house elevation must be at least 15' for a total structure width of 35' minimum). See example below.



- a. The design of the dwelling includes dormers, which are projecting structures built out from a sloping roof housing a vertical window
- b. The building facade includes two or more offsets of sixteen inches or greater
- c. A minimum sixty square-foot covered front porch that is at least five feet deep
- d. Windows and main entrance doors that occupy a minimum of fifteen of the lineal length of the front facade (excluding any windows in a garage door)
- e. Windows on front elevations include a minimum of four-inch trim or shutters
- f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade
- g. Garage doors are painted the same color as the body color of the front elevation of the home
- h. There are a minimum of two windows in each garage door
- i. Windows in gables or dormers above the garage doors
- j. A variety of architectural elements incorporated into the front building facade

design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows

- k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape
- l. Each garage door is a one car width (9')
- 4. Detached garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet and at least 18 feet from the back of sidewalk.
- 5. Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2C-9.
- 6. Attached Single Family Clustered Housing unit setbacks shall be only for the single building elevation that is nearest to the right-of-way, auto-court lane, or street, as applicable; however no structures shall be located within easements. A minimum building front yard setback of 5 feet is required for an attached single family clustered housing unit building with rear loaded lots.

B. Rear Yard Setbacks

- 1. The minimum rear yard setback shall be 5 feet for street-access lots, and no setback for alley-access lots, unless easements prohibit (except for accessory structures). Lots backing up to open space shall have no minimum rear yard setbacks.
- 2. Accessory structures:
 - a. Structures 120 square feet or under may be located on the rear and side property lines, so long as no eave overhangs the property line or easement, the structure is not built on a permanent foundation, and the abutting property is protected from runoff or other intrusion.
 - b. The minimum rear yard setback shall be 5 feet for all other accessory structures less than 15 feet tall and for accessory structures greater than 15 feet tall, an additional foot of rear yard setback shall be added per foot of height to a maximum of 15 feet.
- 3. Attached Single Family Clustered Housing unit setbacks shall be only for the single building elevation that is nearest to the alley or property line.

C. Side Yard Setbacks

- 1. No minimum side yard setback shall be required on interior side yards providing the separation between the buildings meets the current building code and 15 feet on flanking street yards (street corner yards).
- 2. When zero-lot line development is permitted, the minimum side yard setbacks shall be 6 feet minimum on one side of the dwelling unit, and no setback required on the opposite side.
- 3. No minimum or maximum sideyard setback is required for dwelling units (including clustered housing unit buildings) that are attached by a common wall. This applies to units that are oriented towards street ROW, auto-court lanes, streets, or common areas.

D. Setback Exceptions

Unless easements prohibit, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features

may encroach into setbacks by no more than 2 feet. Steps to porches or decks may encroach into front yard setback by no more than 5 feet. Porches, decks, and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet. Walls and fences may be placed on property lines, subject to the standards in Chapter 3. Walls and fences within front yards shall additionally comply with the vision clearance standards in Chapter 3.

10-2C-7 Lot Area, Dimensions, Coverage, & Residential Density

A. Residential Density Standard. The density standards shall apply to all new development. The minimum net density is 4 dwelling units per acre and the maximum net density is 18 dwelling units per acre. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing, in conformance with the Comprehensive Plan.

1. The density standards may be averaged over more than one development phase (i.e., as in a zoning category of a specific area plan). Duplex and triplex or other multi-family lots used to comply with the density standard shall be so designated on the final subdivision or short subdivision plat.
2. The following types of housing categorized under other uses, are exempt from the density standards: Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities), social service facilities, and bed and breakfast inns. Additionally, Accessory Dwelling Units (ADU's) are exempt due to their small size and low occupancy level.

B. Maximum Lot Coverage, Lot Area, & Dimensions. "Lot Coverage" means all areas of a lot or parcel covered by buildings (as defined by foundation perimeters) and other structures with surfaces greater than 30 inches above the finished grade. Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses.

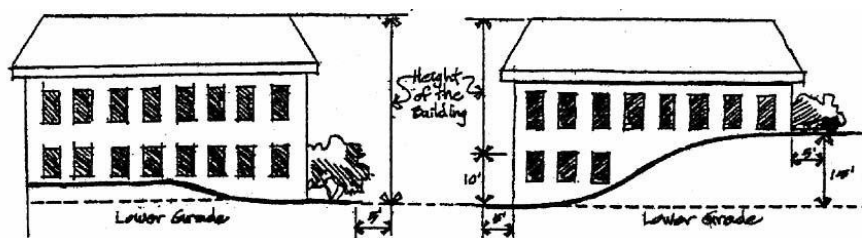
Maximum Lot Coverage in the RD-R Zone is 80%. Attached Single Family Clustered Housing may include individual attached units that have 100% coverage of the lot; in these cases the proposed clustered housing development shall include not less than 20% common open space around the building(s).

There is no minimum or maximum lot area, width, or depth.

C. Restrictions. Structures shall not be placed over an easement that prohibits such placement or encroach into the public right-of-way.

D. Exception. The minimum net density standards above may not apply when physical constraints (e.g., topography) prevent construction in conformance with the standards, as determined by the Zoning Administrator.

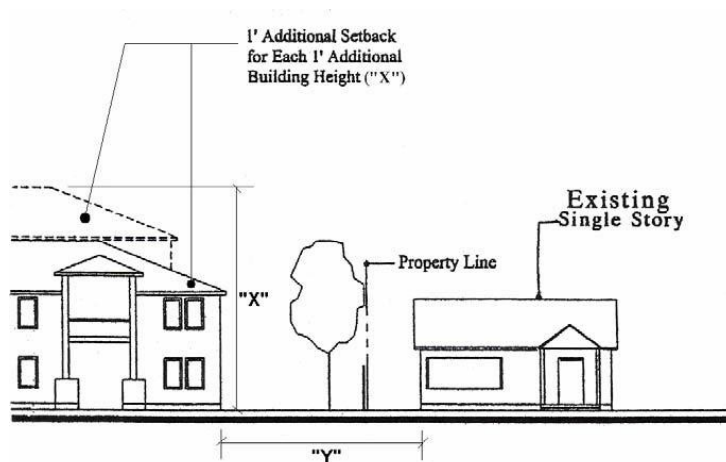
10-2C-8 Building Height



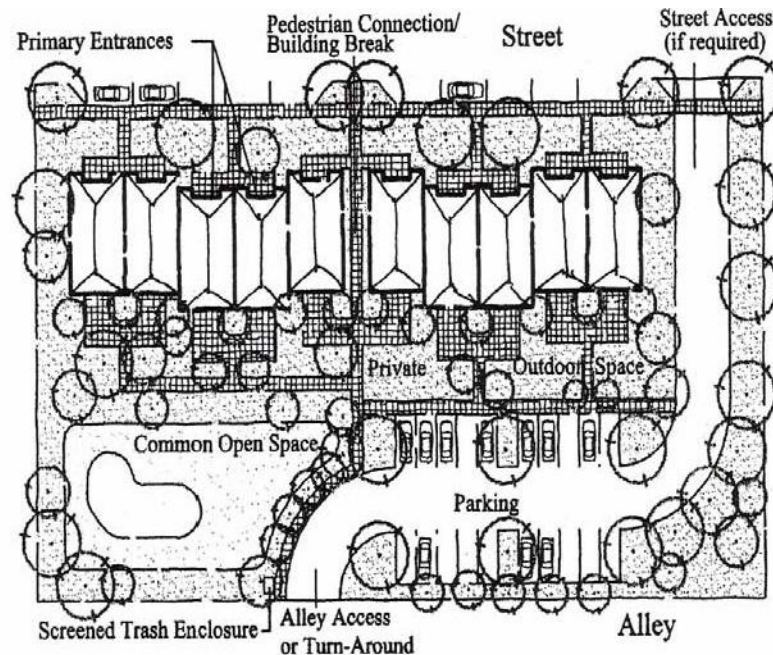
The following building height standards are intended to promote land use compatibility and support the principle of neighborhood-scale design:

- A. Building Height Standard. Buildings within the RD-R Zone shall be no more than 45 feet tall. Building height may be restricted to less than this maximum when necessary to comply with the Building Height Transition standard in “C” below.
- B. Method of Measurement. “Building height” is measured as the vertical distance above a reference datum measured to the highest point of the roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building (see above examples):
1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade;
 2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection ‘1’ above is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

Not included in the maximum height are: chimneys, roof equipment, flag poles, and similar features which are not for human occupancy, but may be restricted in height to protect views. Within residential zones, bell towers, steeples, and similar features are included within the maximum height and shall conform to the height requirements of the RD-R zone.

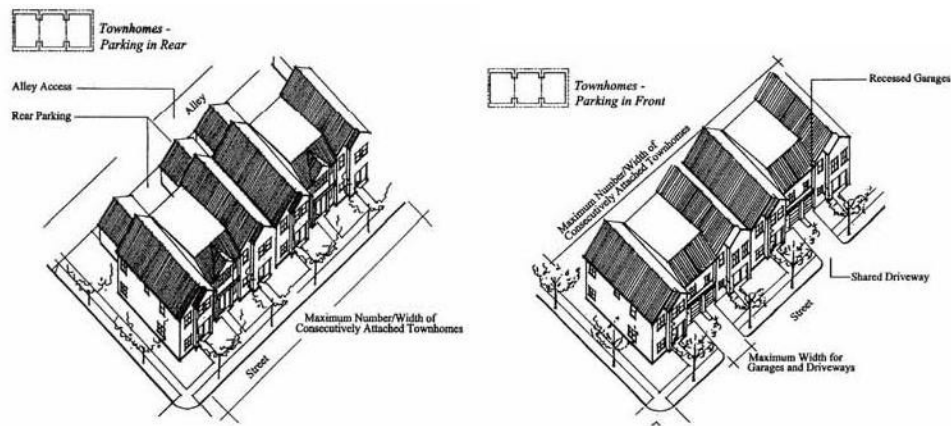


- C. Building Height Transition. To provide compatible building scale and privacy between developments, taller buildings shall “step-down” to create a building height transition to adjacent single-story building(s).
1. This standard applies to new and vertically expanded buildings within 12 feet (as measured horizontally) of an existing single-story building with a height of 20 feet or less, as shown above.
 2. The building height transition standard is met when the height of the taller building (“x”) does not exceed one (1) foot of height for every one (1) foot of side yard separating the two buildings (“y”), as shown above up to a maximum 10' required side yard setback adjacent to the single story building.

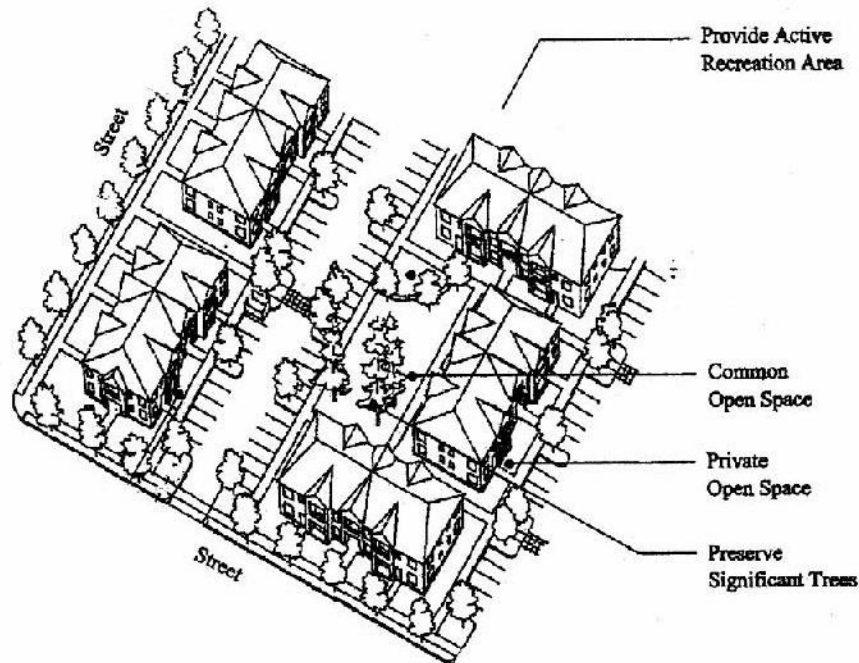


Residential Single Family Attached Townhome or Multi-Family Orientation Example

- A. **Purpose.** The following standards are intended to orient buildings close to streets to promote human-scale development, slow traffic down, and encourage walking in neighborhoods. Placing residences and other buildings close to the street also encourages security and safety by having more “eyes-on-the-street”.
- B. **Applicability.** This section applies to all buildings in the RD-R Zone that require Site Design Review (see Section 10-4C-2), except that the standard shall not apply to buildings which do not receive the public (e.g., buildings used solely for storage or for housing mechanical equipment; and similar uses). Limited and Conditional Uses within the RD-R zone are also required to comply with the standards outlined above in Section 10-2C-3 or 10-2C-4. Buildings that do not require site design review are encouraged to incorporate these standards.
- C. **Building orientation standards.** All buildings which are subject to this Section shall be oriented to a street. Primary entrances for buildings should be oriented directly to the street, breezeway or courtyard with a direct connection to the street. The building orientation standard is met when all of the following criteria are met:
1. Compliance with the setback standards in Section 10-2C-6.
 2. Commercial, multi-family and mixed-use buildings should provide a primary entrance within 30 feet of the closest sidewalk or street.
 3. Off-street parking, drives, or other vehicle areas shall not be placed between buildings and streets, unless otherwise permitted by this Code. Refuse enclosures shall be oriented away from adjacent structures to the greatest extent practical and shall not be placed between buildings and streets. Refuse enclosures shall be screened with a wall of not less than 6 feet in height, as outlined in Chapter 3.



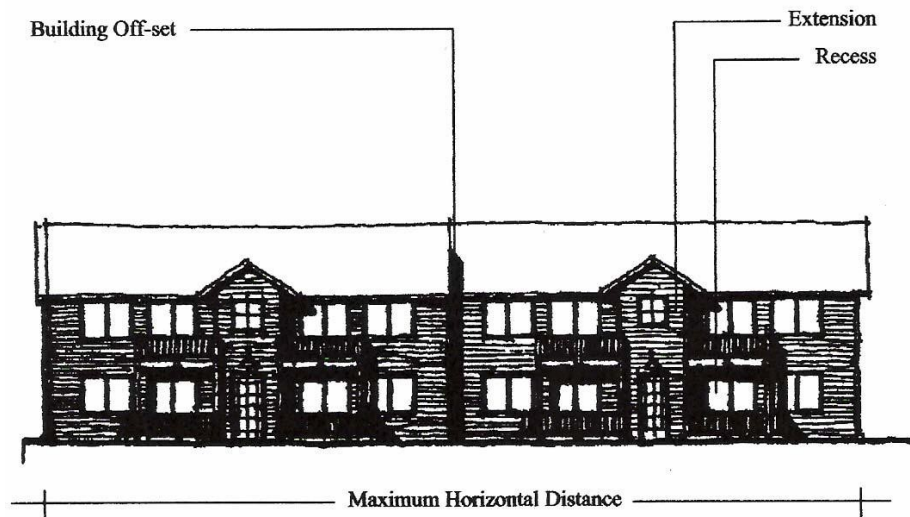
Residential Single Family Attached Townhome Alley and Street Access Examples



Multi-Family Example

10-2C-10 Architectural Guidelines and Special Standards

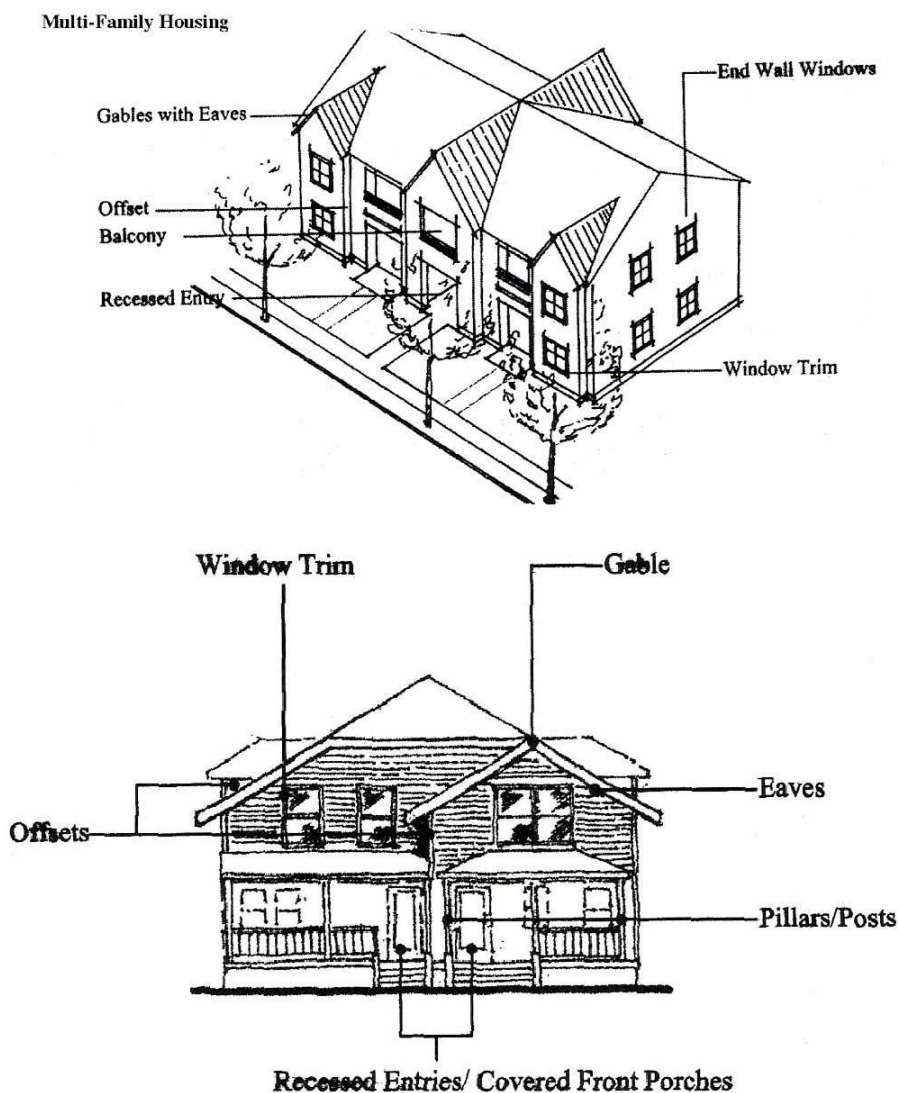
- A. Purpose. The architectural guidelines are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles.
- B. Applicability. This section applies to all buildings in the RD-R Zone that require Site Design Review (see Section 10-4C-2). Limited and Conditional Uses within the RD-R zone are also required to comply with the standards outlined above in Section 10-2C-3 or 10-2C-4. Buildings that do not require site design review are encouraged to incorporate these standards.
- C. Standards. All buildings which are subject to this Section shall comply with all of the following standards. The graphics provided are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature (i.e., as shown in the graphics) may be used to comply with more than one standard.



1. Building Form. The continuous horizontal distance (i.e., as measured from end-wall to end-wall) of individual buildings shall not exceed 160 feet. All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as shown in the above Figure. Along the vertical face of a structure, such features shall occur at a minimum of every 40 feet, and on each floor shall contain at least two of the following features:
 - a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 4 feet;
 - b. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
 - c. Offsets or breaks in roof elevation of 2 feet or greater in height.
2. Detailed Design. All buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least 4 of the following architectural features on front elevations and 2 on rear and side elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - a. Dormers
 - b. Gables
 - c. Recessed entries
 - d. Covered porch entries
 - e. Cupolas or towers
 - f. Pillars or posts
 - g. Eaves (min. 6-inch projection)
 - h. Off-sets in building face or roof (minimum 16 inches)
 - i. Window trim (minimum 4-inches wide)
 - j. Bay windows
 - k. Balconies
 - l. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting,

ornamentation, and similar features)

- m. Decorative cornices and roof lines (e.g., for flat roofs)
- n. An alternative feature providing visual relief, similar to options a-n.



- D. **Materials.** All proposed building materials should be durable and of good quality and appropriate to the surroundings. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore they should be aesthetically pleasing and compatible with materials and colors of adjoining buildings and other buildings within the City. The following materials apply to new construction projects in the RD-R Zone:

1. Acceptable Roofing Materials (minimum of 25 year warranty product)
 - a. Composition
 - b. Concrete tile
 - c. Slate
 - d. Cedar Shake
 - e. Metal
 - f. Copper Shake

- g. Other materials determined acceptable by the Zoning Administrator
- 2. Prohibited Roofing Materials
 - a. Galvanized, corrugated metal roofing not to exceed 25% of total roof area
- 3. Acceptable Siding Materials (minimum of 20 year warranty product)
 - a. Brick
 - b. Stucco or Dryvit
 - c. Cultured or Natural Stone
 - d. Wood or Cedar Shake
 - e. Fiber Cementuous Board
 - f. Vinyl Lap
 - g. Other materials determined acceptable by the Zoning Administrator
- 4. Prohibited Siding Materials
 - a. T-111
- 5. Detailing
 - a. Brick
 - b. Stone
 - c. Wood or Timber
 - d. Board and Batten
 - e. Other materials determined acceptable by the Zoning Administrator

10-2C-11 Design Standards

The City's development design standards are contained in both Chapter 2 and Chapter 3. It is important to review both chapters, and all relevant code sections within the chapters, to determine which standards apply.

- A. Additional Design Standards. In addition to the standards outlined in this article, development within the RD-R Zone will require compliance with Chapter 3 and other applicable portions of this Code.